098.0	0005	0009.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	985,100 /	985,100
					USE VALUE:	985,100 /	985,100
					ASSESSED:	985,100 /	985,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		BRADLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUFFY MARK S & ELAINE M/TRS
Owner 2:	27 BRADLEY ROAD NOMINEE TRUST
Owner 3:	
Street 1:	27 BRADLEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DUFFY MARK S & ELAINE M -
Owner 2:	-
Street 1:	27 BRADLEY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 17,111 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Clapboard Exterior and 2866 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	17111.000	331,300	500	653,300	985,100
Total Card	0.393	331,300	500	653,300	985,100
Total Parcel	0.393	331,300	500	653,300	985,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 343.78 | /Parcel: 343.7

Legal Description

User Acct 63941

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 10/19/18

!7971!

PREVIOUS ASSESSMENT

Parcel ID 098.0-0005-0009.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	331,300	500	17,111.	653,300	985,100	985,100	Year End Roll	12/18/2019
2019	101	FV	272,700	0	17,111.	653,300	926,000	926,000	Year End Roll	1/3/2019
2018	101	FV	272,700	0	17,111.	560,000	832,700	832,700	Year End Roll	12/20/2017
2017	101	FV	272,700	0	17,111.	522,700	795,400	795,400	Year End Roll	1/3/2017
2016	101	FV	272,700	0	17,111.	448,000	720,700	720,700	Year End	1/4/2016
2015	101	FV	271,500	0	17,111.	401,300	672,800	672,800	Year End Roll	12/11/2014
2014	101	FV	271,500	0	17,111.	371,500	643,000	643,000	Year End Roll	12/16/2013
2013	101	FV	271,500	0	17,111.	354,200	625,700	625,700		12/13/2012

PRINT

Date	Time
12/10/20	22:34:00

LAST REV

Date	Time
06/19/19	11:21:35

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7971

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUFFY MARK S &	70857-166		4/11/2018	Convenience	1	No	No		
SATLOW FELSA B,	59878-202		8/29/2012		613,450	No	No		
SATLOW FELSA B	35004-67		3/11/2002	Family	99	No	No		
SETLOW FELSA	27393-58		6/17/1997	Family	99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/2/2002	152	Porch	12,800	C				ENCLOSE PORCH-NO H

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	BS	Barbara S
3/7/2009	Meas/Inspect	197	PATRIOT
12/11/1999	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	63941
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		17111		Sq. Ft.	Site		0	70.	0.55	4									653,336						653,300	

Total AC/HA: 0.39281 | Total SF/SM: 17111 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 653,336 | Spl Credit | Total: 653,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	16 - Stone Vene	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.28100955
Const Adj.:	1.00650752
Adj $ / SQ:	122.488
Other Features:	107000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	450192
Depreciation:	118851
Depreciated Total:	331341

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

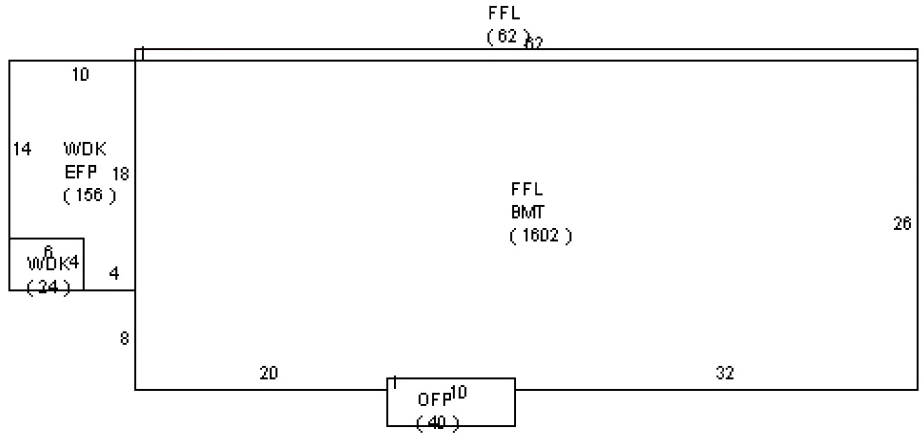
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	134.74
Special Features:	0	Val/Su Net:	90.97
Final Total:	331300	Val/Su SzAd	199.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,664	122.490	203,820
BMT	Basement	1,602	54.660	87,566
WDK	Deck	180	11.630	2,094
EFP	Enclos Porch	156	44.970	7,015
OFP	Open Porch	40	44.290	1,771

Net Sketched Area:	3,642			Total:	302,266
Size Ad	1664	Gross Are	3642	FinArea	2866

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 098.0-0005-0009.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	6X17	A	AV	2005	5.93	T	11.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500